



## United States Department of the Interior

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

### Review and Comments on Building/Zoning Permit Application

**Applicant(s):**

Owner: Peter Levasseur

Agent: Michelle Quatralo

**Tax Map #:**

986.40-5.20

**Application No.:**

Case #22 on June 4, 2014

**Zoning Authority:**

Brookhaven

**Community:**

Fire Island Pines

**Object (Yes/No):**

Yes

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:** 36 CFR Part 28.12(d)


**Objection Type:**

Exceeds 35% maximum lot occupancy

**Comments:**

The Seashore objects to setback variances for the existing hot tub, stairs and 2nd story deck with stairs and shower for the existing lot occupancy of 47.4%. By letter dated July 7, 1977 (copy of letter and application attached), the Seashore objected to an application for a 2-story house and swimming pool because of insufficient lot area, frontage and side yards. The survey submitted with that application shows considerably less proposed development than what is existing today. Our files have no record of any additional building applications since 1977. Therefore, we recommend denial of this application as it would serve to condone apparent development completed without permits which resulted in significant overbuilding, wherein the maximum lot occupancy allowed is 35%.

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*

  
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**Superintendent**

5/29/2014  
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**Date**

Cc: Applicant